

FOR SALE

3386 Abbotsford Mission Highway, Abbotsford



Prime Corner Development Site
ABBOTSFORD, BC

Exclusively listed by:

Dave Pottinger

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LOCATION

With a population of more than 134,000 people, Abbotsford is the fifth largest city in British Columbia and, according to BC Stats, growing at a rate of nearly 1.5% per year. Long term estimates from BC Stats indicate that Abbotsford's population distribution will remain quite stable over the next 20 years, with the relative distributions of age not shifting significantly. This is in contrast to many lower mainland municipalities that expect their populations to age significantly. Projections indicate that the 15 to 64 age group, the potential labour force, will remain consistently above 64% as far out as 2021.

Abbotsford's close proximity to key transportation infrastructure including the Abbotsford International Airport, U.S. border crossings and the Trans-Canada Highway (Hwy 1), make the city a prime location for growing business. Abbotsford's industries have traditionally been concentrated in three main industrial areas: Riverside Industrial, McCallum Industrial and Clearbrook Industrial. In 2004, the city of Abbotsford submitted an application requesting that 920 acres of land be excluded from the ALR zoned "Industrial Business", which now comprise the Mt. Lehman Industrial Area and the Clearbrook Industrial Area.

Abbotsford is well known for the Trade and Exhibition Centre (TRADEX), University of the Fraser Valley and the newly constructed Abbotsford Regional Hospital and Cancer Centre. Over the last three years, Abbotsford recorded the highest increase in building permits in the country, and in recent investments in the City's road infrastructure and transportation improvement plan is expected to continue to support this growth.

ENVIRONMENTAL

Environmental reports available for the purchaser upon accept contract of purchase and sale.

SITE DESCRIPTION

The Subject Property comprises a corner site measuring 5,422 square metres or approximately 58,370 square feet; or 1.34 acres. The site provides significant frontage along both highway 11 and Hazlewood Avenue. The site has a very slight upward slope to the east, but is essentially level and at grade with the surrounding neighbourhood.

ZONING

The property is zoned under a Land Use Contract (#96) that dates back to 1975. The land use contract is a site-specific zoning, generally following the guidelines of then-existing zones within the Zoning By-law.

Subsequent amendments to the Abbotsford Zoning By-law would most likely place the Property within the IB-1, I-2 or I-1 zoning boundaries were it not for the land use contract.

LEGAL DESCRIPTION

Plan 2173, Lot 38, District Lot 207, Land District 36, Parcel A, Group 2, Reference Plan 15388, PID: 001-898-051

ASSESSMENT AND TAXES

Assessments (2010):

Land:	\$804,000
Improvements:	\$ 73,000
Total Assessment:	\$877,500

Taxes (2010):

\$19,718.13

PURCHASE PRICE

\$ 1,390,000.00

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